
Z-2495
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R2 to NBU

STAFF REPORT
June 14, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is the property owner, is requesting rezoning of one lot located at 508 N. 26th Street, just north of the Cason/26th Street intersection, in Lafayette, Fairfield 21 (SE) 23-4. Petitioner plans to sell this property and currently has no buyer or future proposed use in mind.

ZONING HISTORY AND AREA ZONING PATTERNS:

The four lots located at the corner of 26th Street and Cason have an interesting history. Originally four single-family lots zoned R1B, over the years, one by one, three of the four lots were rezoned R2, most recently in 1996 (Z-1103, 1298, 1677). Two of those three lots received special exceptions from the ABZA under the old ordinance for professional offices (BZA-544 and 802). In 2005 the lot to the north was rezoned from R2 to NBU (Z-2263) and in 2009 the lot to the southeast was also rezoned to NBU (Z-2398).

Currently the lot in question has an NBU zoned lot to the north with one R1 zoned lot beyond it, R1B and NBU zoned lots adjacent to the south, R1 to the west and R1B across 26th Street to the east. MRU zoning south of Cason Street was rezoned from MR in 2010.

AREA LAND USE PATTERNS:

According to petitioner, the house located on site had been a massage therapy business for 17 years. The business closed at the end of last year and the house is currently vacant.

Surrounding the property are a dentist's office, a single-family residence, Lafayette-Sunnyside Middle School, an office available for rent adjacent to the north, an in-home care service beyond that and more single-family homes across 26th Street. Lafayette Christian School is across the street to the northeast.

TRAFFIC AND TRANSPORTATION:

The site is accessed on N. 26th Street, which is classified as a secondary arterial by the *Thoroughfare Plan*. A paved parking lot and detached garage are behind the house. Property owners in the NBU zone are only required to provide 60% of the required parking. A compliant parking plan would have to be approved by the Lafayette City Engineer before any new business could be opened on site.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sanitary sewer and water serve the site. Bufferyards are not required between NBU and residential zones.

STAFF COMMENTS:

These four lots, sandwiched between the school building to the north and west and the highly travelled Cason and 26th Streets on the east and south, have been slowly completing a transition from residential uses to commercial. First there were rezoning requests to the R2 district, which at that time permitted the BZA to hear special exceptions for professional offices. Then two requests for special exceptions followed the rezonings and were approved.

The current ordinance no longer allows special exceptions for professional offices in the R2 zone, so since the adoption of the new zoning ordinance in 1998, there have been two rezonings approved to NBU for adjacent lots. This request is the third. Staff continues to support this incremental change to NBU zoning for this small commercial node surrounded by an established residential neighborhood to the north and east, a school to the west, and medical offices to the south.

STAFF RECOMMENDATION:

Approval